

Inspection Report

John Garber Sr.

Property Address:
4510 Buffalo Drive
Harrisonburg VA 22802



All Star Home Inspection Services

**Brad Gunden 3380001654
540-383-6010**

Table of Contents

[Cover Page.....](#)

1

[Table of Contents.....](#)

2

[Intro Page](#)

3

[1 Roofing.....](#)

4

[2 Exterior.....](#)

7

[3 Structural Components](#)

15

[4 Heating / Central Air Conditioning.....](#)

17

[5 Plumbing System](#)

19

[6 Electrical System](#)

22

[7 Insulation and Ventilation.....](#)

26

[8 Interiors](#)

27

[9 Garage.....](#)

34

[10 Built-In Kitchen Appliances](#)

35

[Summary.....](#)

36

General Info**Property Address**

4510 Buffalo Drive
Harrisonburg VA 22802

Date of Inspection

7/22/2020

Report ID

Garber Sr, John

Customer(s)

John Garber Sr.

Time of Inspection

09:00 AM

Real Estate Agent**Inspection Details****In Attendance:**

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

Comment Key & Definitions**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

1. Roofing

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

Roof Covering:	Viewed roof covering from:	Sky Light(s):
Metal	Walked roof	Two
Rubber membrane		
Chimney (exterior):		
Brick		

Items

1.0 Roof Coverings

- Comments:** Inspected, Repair or Replace
- Item 1(Picture) - Standing water on balcony overhangs. No drainage.**
- Item 2(Picture) - Standing water on balcony overhangs. No drainage.**
- Item 3(Picture) - Rubber roof patch coming loose.**
- Item 4(Picture) - Rubber roof patch coming loose.**
- Item 5(Picture) - Rubber roof patch coming loose.**



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)

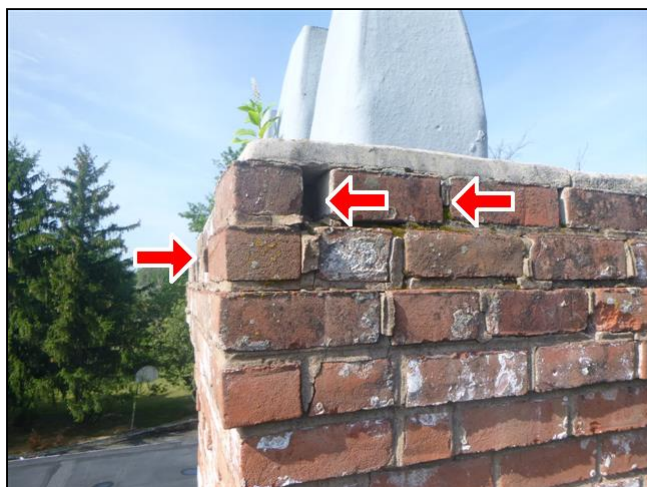
1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected, Repair or Replace

Item 1(Picture) - Brick chimneys are spalling and mortar is coming loose between bricks.



1.2 Item 1(Picture)

1.3 Roof Drainage Systems**Comments:** Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

Siding Material:	Exterior Entry Doors:	Appurtenance:
Wood	Wood	Balcony
Full brick	Insulated glass	Covered porch
		Sidewalk
		Patio
Driveway:		
Asphalt		

Items

2.0 Wall Cladding Flashing and Trim

- Comments: Inspected, Repair or Replace
- Item 1(Picture) - Wood frame around window on south side of house is rotten and coming loose.
- Item 2(Picture) - Siding and trim to the right of main front door is rotten.
- Item 3(Picture) - Exterior wall, siding and soffit are rotten and water has gained entry to interior bedroom.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

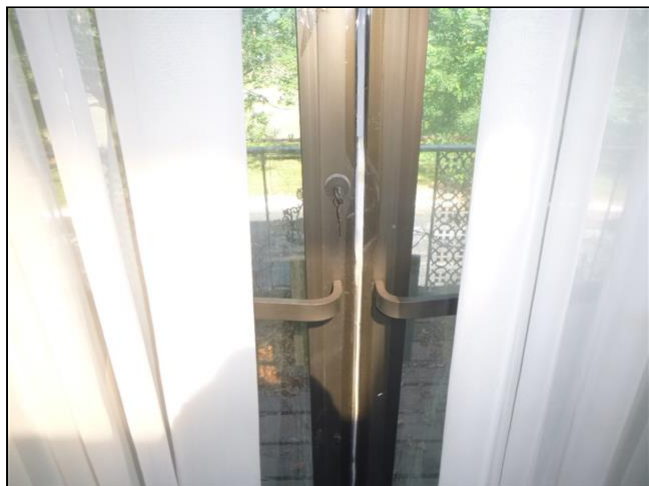
2.1 Doors (Exterior)

Comments: Inspected, Repair or Replace

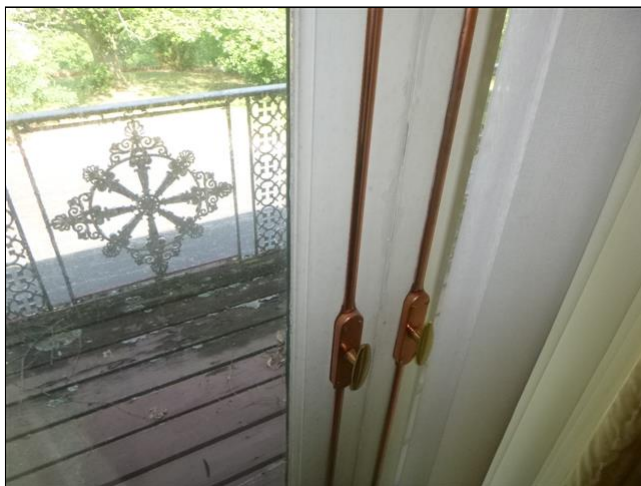
Item 1(Picture) - Upstairs bedroom double door is sealed shut.

Item 2(Picture) - Upstairs hallway double door is sealed shut.

Item 3(Picture) - Sliding screen door outside of pool room is broken and out of track.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

2.2 Windows

Comments: Inspected, Repair or Replace
Item 1(Picture) - Cracked window.

Item 2(Picture) - Cracked window.

Item 3(Picture) - Upstairs windows are sealed shut.

Item 4(Picture) - Cracked window.

Item 5(Picture) - Front window frame is rotting.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected, Repair or Replace

Item 1(Picture) - Wood frame on balcony is rotting.



2.3 Item 1(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 Eaves, Soffits and Fascias

Comments: Inspected, Repair or Replace

Item 1(Picture) - Fascia on north side of house is rotten.

Item 2(Picture) - Fascia on north side of house is rotten.

Item 3(Picture) - Fascia on north-east side of house is rotten.

Item 4(Picture) - Fascia on north-east side of house is rotten.

Item 5(Picture) - Fascia on east side of house is rotten.

Item 6(Picture) - Fascia on east side of house is rotten.

Item 7(Picture) - Fascia on east side of house is rotten.

Item 8(Picture) - Soffit on north side of pool room is rotting.

Item 9(Picture) - Soffit on north side of pool room has rotted and fallen down.

Item 10(Picture) - Soffit on north side of pool room has rotted and fallen down.

Item 11(Picture) - Soffit on east side of pool room is rotten and beginning to fall down.

Item 12(Picture) - Fascia on east side of house is rotten.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)



2.5 Item 7(Picture)



2.5 Item 8(Picture)



2.5 Item 9(Picture)



2.5 Item 10(Picture)



2.5 Item 11(Picture)



2.5 Item 12(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

1.0 - Was not able to access crawlspace area or pool room during time of inspection.



1.0

Styles & Materials

Foundation: Masonry block	Method used to observe Crawlspace: No crawlspace	Floor Structure: Wood joists
Wall Structure: Wood	Ceiling Structure: Not visible	Roof Structure: Not visible
Roof-Type: Gambrel	Method used to observe attic: Inaccessible	

Items

- 3.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)
Comments: Inspected
- 3.1 Walls (Structural)
Comments: Inspected
- 3.2 Columns or Piers
Comments: Inspected
- 3.3 Floors (Structural)
Comments: Inspected
- 3.4 Ceilings (Structural)
Comments: Inspected
- 3.5 Roof Structure and Attic
Comments: Not Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating / Central Air Conditioning

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

Was not able to test HVAC system during time of inspection. Main breakers were off. Unable to determine if heat pumps are in working order or not.

Styles & Materials

Heat Type:

Heat Pump Forced Air (also provides cool air)
Electric Base

Types of Fireplaces:

Conventional

Operable Fireplaces:

Three

Number of Woodstoves:

One

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy

Source:

Electricity

Number of AC Only Units:

None

Items

4.0 Heating Equipment

Comments: Not Inspected

4.1 Normal Operating Controls

Comments: Not Inspected

4.2 Automatic Safety Controls

Comments: Not Inspected

4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Not Inspected

4.4 Presence of Installed Heat Source in Each Room

Comments: Not Inspected

4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Not Inspected

4.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Inspected

4.7 Gas/LP Firelogs and Fireplaces**Comments:** Not Inspected**4.8 Cooling and Air Handler Equipment****Comments:** Not Inspected**4.9 Normal Operating Controls****Comments:** Not Inspected**4.10 Presence of Installed Cooling Source in Each Room****Comments:** Not Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Was not able to test water heater during time of inspection. Main breakers were off. Unable to determine whether hot water system is functioning properly.

Styles & Materials

Water Source: Well	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Plumbing Waste: PVC	Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon (2-3 people) Two units Tankless
Water Heater Location: Basement Concealed	WH Manufacturer: BRADFORD-WHITE	

Items

5.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

5.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

Item 1(Picture) - Water lines to upstairs shower have been capped. There appears to have been a leak at one time that has caused damage to wall and floor around the water lines.

Item 2(Picture) - Master bathroom shower wall around mixing valve is rotted and broken due to previous water leak.

Item 3(Picture) - Upstairs toilet was not functioning during time of inspection.

Item 4(Picture) - Toilet in bathroom next to pool room was not functioning during time of inspection.

Item 5(Picture) - Exterior water hydrant was not functioning during time of inspection.

Item 6(Picture) - Basement sink was not functioning properly during time of inspection.



5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)



5.1 Item 4(Picture)



5.1 Item 5(Picture)



5.1 Item 6(Picture)

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Not Inspected

5.3 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Not Present

5.4 Sump Pump

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

There were a number of light fixtures throughout the house that were not working during time of inspection. It is possible the fixtures have burnt out or bad bulbs.

No GFCI outlets are installed on exterior of house or next to water fixtures.

Styles & Materials

Electrical Service Conductors:	Panel Capacity:	Panel Type:
Aluminum	(2) 200 AMP service panel (2) 150 AMP service panel	Circuit breakers
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
CUTLER HAMMER	Copper	Romex

Items

- 6.0 Service Entrance Conductors
Comments: Inspected
- 6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels
Comments: Inspected
- 6.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage
Comments: Inspected
- 6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)
Comments: Inspected, Repair or Replace

Item 1(Picture) - Receptacle in pool room was not functioning during time of inspection.

Item 2(Picture) - Receptacle beside fireplace in pool room is loose from the wall.

Item 3(Picture) - Overhead lights on left side of pool were not functioning during time of inspection.

Item 4(Picture) - Lights in office were not functioning during time of inspection.

Item 5(Picture) - Receptacle in living room downstairs shows an open ground.

Item 6(Picture) - Receptacle in living room under windows was not functioning during time of inspection.

Item 7(Picture) - Light in upstairs closet was not functioning during time of inspection.



6.3 Item 1(Picture)



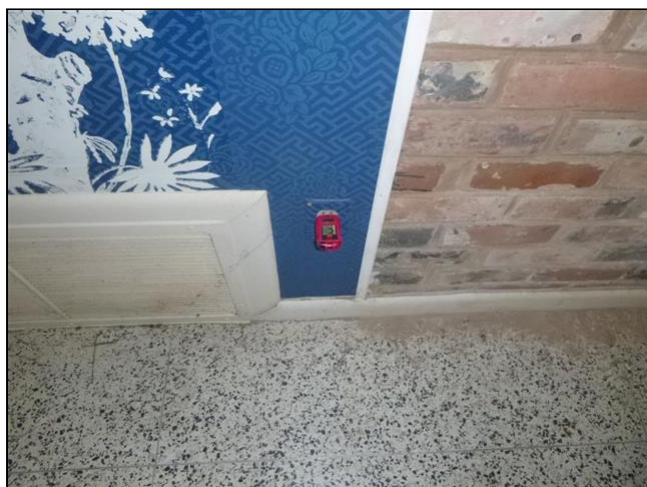
6.3 Item 2(Picture)



6.3 Item 3(Picture)



6.3 Item 4(Picture)



6.3 Item 5(Picture)



6.3 Item 6(Picture)



6.3 Item 7(Picture)

6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Not Present

6.6 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Not Present

6.7 Location of Main and Distribution Panels

Comments: Inspected

6.8 Smoke Detectors

Comments: Inspected

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

6.9 Carbon Monoxide Detectors

Comments: Not Present

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation: Unknown	Ventilation: Turbines	Exhaust Fans: Fan with light
Dryer Power Source: 220 Electric	Dryer Vent: Unknown	

Items

- 7.0 Insulation in Attic
Comments: Not Inspected
- 7.1 Insulation Under Floor System
Comments: Inspected
- 7.2 Vapor Retarders (in Crawlspace or basement)
Comments: Not Present
- 7.3 Ventilation of Attic and Foundation Areas
Comments: Inspected
- 7.4 Venting Systems (Kitchens, Baths and Laundry)
Comments: Inspected
- 7.5 Ventilation Fans and Thermostatic Controls in Attic
Comments: Not Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials		
Ceiling Materials:	Wall Material:	Floor Covering(s):
Gypsum Board	Gypsum Board	Carpet
	Wallpaper	Hardwood T&G
		Tile
		Vinyl
Interior Doors:	Window Types:	Cabinetry:
Hollow core	Double-hung	Wood
Wood	Casement	
Countertop:		
Laminate		

Items

8.0 Ceilings

Comments: Inspected, Repair or Replace

Item 1(Picture) - Ceiling in upstairs bedroom has collapsed due to moisture entry from apparent leak in roof/ceiling.

Item 2(Picture) - Leak in upstairs bedroom ceiling.

Item 3(Picture) - Ceiling in pool room is rotten and beginning to collapse due to an active leak.

Item 4(Picture) - Ceiling in pool room is rotten and beginning to collapse due to an active leak.

Item 5(Picture) - Leak in pool room near interior wood beam.

Item 6(Picture) - Leak in ceiling above bar in pool room.

Item 7(Picture) - Leak in ceiling at top of wood beam in pool room.

Item 8(Picture) - Hole in ceiling of laundry room. Possibly cut open due to water leak.

Item 9(Picture) - Hole in ceiling of living room on main floor from moisture entry.

Item 10(Picture) - Active water leak in basement ceiling. Water was actively dripping from water line during time of inspection.

Item 11(Picture) - Hole in basement ceiling caused by water leak.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)



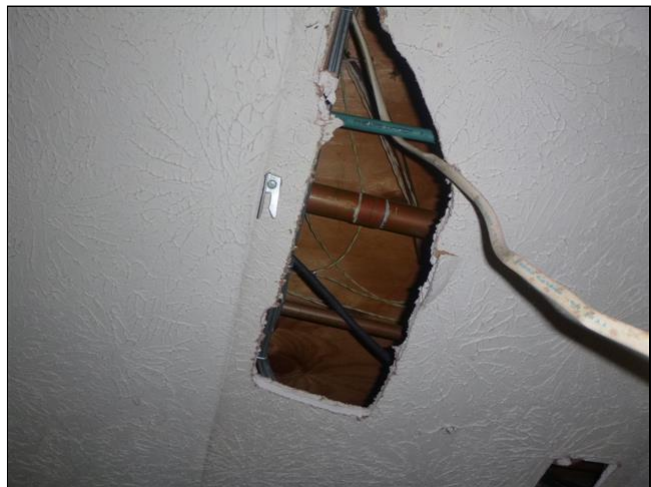
8.0 Item 5(Picture)



8.0 Item 6(Picture)



8.0 Item 7(Picture)



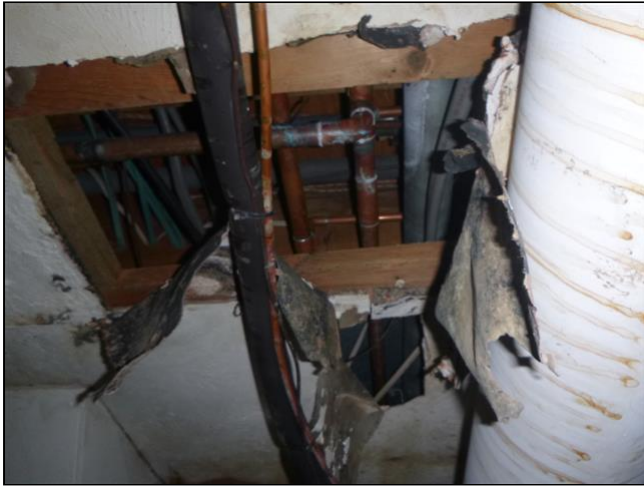
8.0 Item 8(Picture)



8.0 Item 9(Picture)



8.0 Item 10(Picture)



8.0 Item 11(Picture)

8.1 Walls

Comments: Inspected, Repair or Replace

Item 1(Picture) - Hole in wall with rotting wood from apparent leak at washing machine water lines.

Item 2(Picture) - Leak below windows in main floor living room has caused wallpaper to come loose and possible mold growth.

Item 3(Picture) - Hole in wall with rotten wood in basement caused by water leak.

Item 4(Picture) - Leak in basement has caused wallpaper to come loose and possible mold growth.

Item 5(Picture) - Leak in basement wall is discoloring wallpaper and will likely cause it to come loose and lead to possible mold growth.



8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.1 Item 3(Picture)



8.1 Item 4(Picture)



8.1 Item 5(Picture)

8.2 Floors

Comments: Inspected, Repair or Replace

Item 1(Picture) - Rotten floor in upstairs bedroom caused by water leak in roof. Subfloor and joists are rotten.

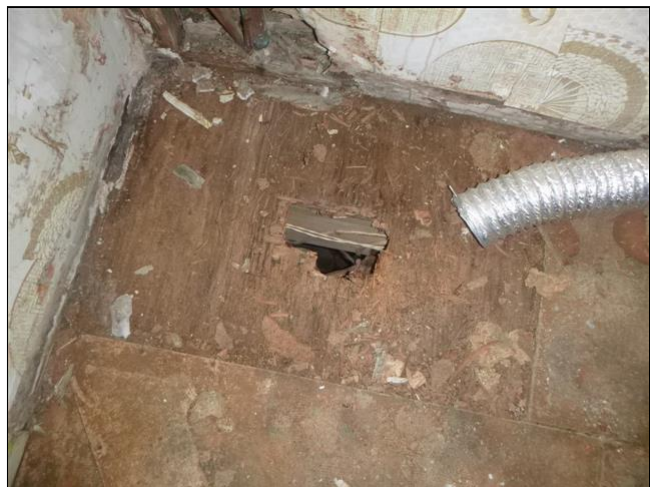
Item 2(Picture) - Hole and rotten subfloor in laundry room at washing machine.

Item 3(Picture) - Rotten subfloor in den on main level caused by leak from upstairs bedroom.

Item 4(Picture) - Active leak in basement has caused pooling water to form on floor and flooring to come loose.



8.2 Item 1(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)



8.2 Item 4(Picture)

8.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

8.4 Counters and Cabinets (representative number)

Comments: Inspected

8.5 Doors (representative number)

Comments: Inspected

8.6 Windows (representative number)

Comments: Inspected, Repair or Replace

Item 1(Picture) - Leak at upstairs bedroom window has caused early signs of rot and decomposition on window sill and frame.



8.6 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
N/A	N/A	N/A

Items

- 9.0 Garage Ceilings
- Comments: Not Inspected
- 9.1 Garage Walls (including Firewall Separation)
- Comments: Not Inspected
- 9.2 Garage Floor
- Comments: Not Inspected
- 9.3 Garage Door (s)
- Comments: Not Inspected
- 9.4 Occupant Door (from garage to inside of home)
- Comments: Not Inspected
- 9.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)
- Comments: Not Inspected
- 9.6 Garage window (s)
- Comments: Not Inspected

10. Built-In Kitchen Appliances

Items

- 10.0 Dishwasher
- Comments: Not Inspected
- 10.1 Ranges/Ovens/Cooktops
- Comments: Not Present
- 10.2 Range Hood (s)
- Comments: Not Present
- 10.3 Trash Compactor
- Comments: Not Inspected
- 10.4 Food Waste Disposer
- Comments: Not Inspected
- 10.5 Microwave Cooking Equipment
- Comments: Not Present

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary

All Star Home Inspection Services

540-383-6010

Customer

John Garber Sr.

Address

4510 Buffalo Drive
Harrisonburg VA 22802

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Inspected, Repair or Replace

Item 1(Picture) - Standing water on balcony overhangs. No drainage.

Item 2(Picture) - Standing water on balcony overhangs. No drainage.

Item 3(Picture) - Rubber roof patch coming loose.

Item 4(Picture) - Rubber roof patch coming loose.

Item 5(Picture) - Rubber roof patch coming loose.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

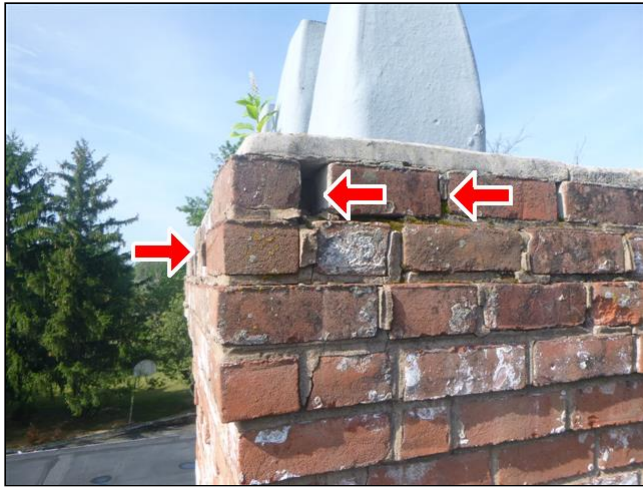


1.0 Item 5(Picture)

1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

Item 1(Picture) - Brick chimneys are spalling and mortar is coming loose between bricks.



1.2 Item 1(Picture)

2. Exterior

2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

Item 1(Picture) - Wood frame around window on south side of house is rotten and coming loose.

Item 2(Picture) - Siding and trim to the right of main front door is rotten.

Item 3(Picture) - Exterior wall, siding and soffit are rotten and water has gained entry to interior bedroom.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

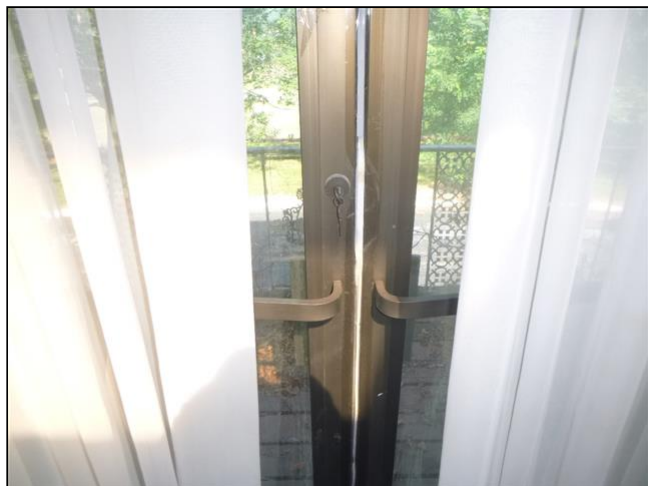
2.1 Doors (Exterior)

Inspected, Repair or Replace

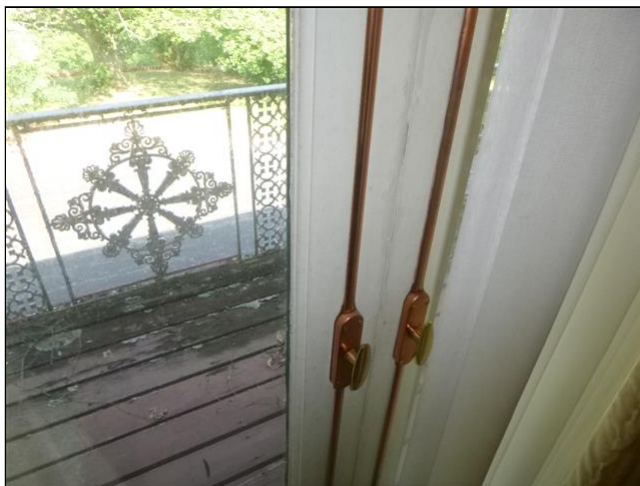
Item 1(Picture) - Upstairs bedroom double door is sealed shut.

Item 2(Picture) - Upstairs hallway double door is sealed shut.

Item 3(Picture) - Sliding screen door outside of pool room is broken and out of track.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

2.2 Windows

Inspected, Repair or Replace

Item 1(Picture) - Cracked window.

Item 2(Picture) - Cracked window.

Item 3(Picture) - Upstairs windows are sealed shut.

Item 4(Picture) - Cracked window.

Item 5(Picture) - Front window frame is rotting.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

Item 1(Picture) - Wood frame on balcony is rotting.



2.3 Item 1(Picture)

2.5 Eaves, Soffits and Fascias

Inspected, Repair or Replace

Item 1(Picture) - Fascia on north side of house is rotten.

Item 2(Picture) - Fascia on north side of house is rotten.

Item 3(Picture) - Fascia on north-east side of house is rotten.

Item 4(Picture) - Fascia on north-east side of house is rotten.

Item 5(Picture) - Fascia on east side of house is rotten.

Item 6(Picture) - Fascia on east side of house is rotten.

Item 7(Picture) - Fascia on east side of house is rotten.

Item 8(Picture) - Soffit on north side of pool room is rotting.

Item 9(Picture) - Soffit on north side of pool room has rotted and fallen down.

Item 10(Picture) - Soffit on north side of pool room has rotted and fallen down.

Item 11(Picture) - Soffit on east side of pool room is rotten and beginning to fall down.

Item 12(Picture) - Fascia on east side of house is rotten.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)



2.5 Item 7(Picture)



2.5 Item 8(Picture)



2.5 Item 9(Picture)



2.5 Item 10(Picture)



2.5 Item 11(Picture)



2.5 Item 12(Picture)

6. Electrical System

- 6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**
Inspected, Repair or Replace

Item 1(Picture) - Receptacle in pool room was not functioning during time of inspection.

Item 2(Picture) - Receptacle beside fireplace in pool room is loose from the wall.

Item 3(Picture) - Overhead lights on left side of pool were not functioning during time of inspection.

Item 4(Picture) - Lights in office were not functioning during time of inspection.

Item 5(Picture) - Receptacle in living room downstairs shows an open ground.

Item 6(Picture) - Receptacle in living room under windows was not functioning during time of inspection.

Item 7(Picture) - Light in upstairs closet was not functioning during time of inspection.



6.3 Item 1(Picture)



6.3 Item 2(Picture)



6.3 Item 3(Picture)



6.3 Item 4(Picture)



6.3 Item 5(Picture)



6.3 Item 6(Picture)



6.3 Item 7(Picture)

8. Interiors

8.0 Ceilings

Inspected, Repair or Replace

Item 1(Picture) - Ceiling in upstairs bedroom has collapsed due to moisture entry from apparent leak in roof/ceiling.

Item 2(Picture) - Leak in upstairs bedroom ceiling.

Item 3(Picture) - Ceiling in pool room is rotten and beginning to collapse due to an active leak.

Item 4(Picture) - Ceiling in pool room is rotten and beginning to collapse due to an active leak.

Item 5(Picture) - Leak in pool room near interior wood beam.

Item 6(Picture) - Leak in ceiling above bar in pool room.

Item 7(Picture) - Leak in ceiling at top of wood beam in pool room.

Item 8(Picture) - Hole in ceiling of laundry room. Possibly cut open due to water leak.

Item 9(Picture) - Hole in ceiling of living room on main floor from moisture entry.

Item 10(Picture) - Active water leak in basement ceiling. Water was actively dripping from water line during time of inspection.

Item 11(Picture) - Hole in basement ceiling caused by water leak.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)



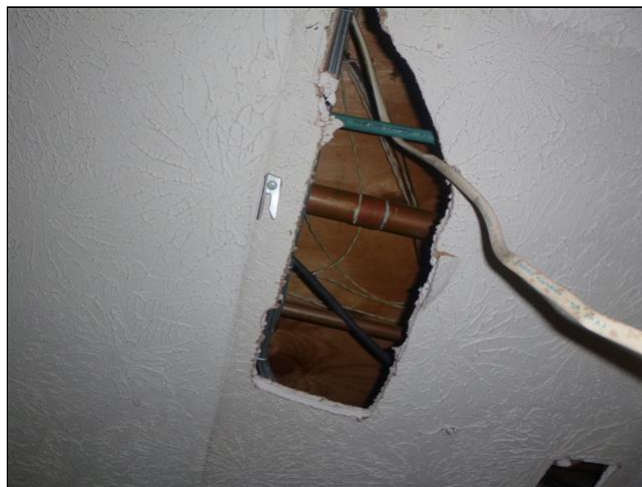
8.0 Item 5(Picture)



8.0 Item 6(Picture)



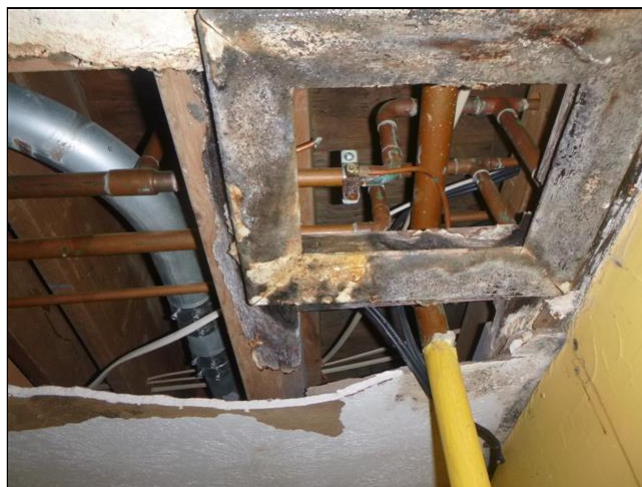
8.0 Item 7(Picture)



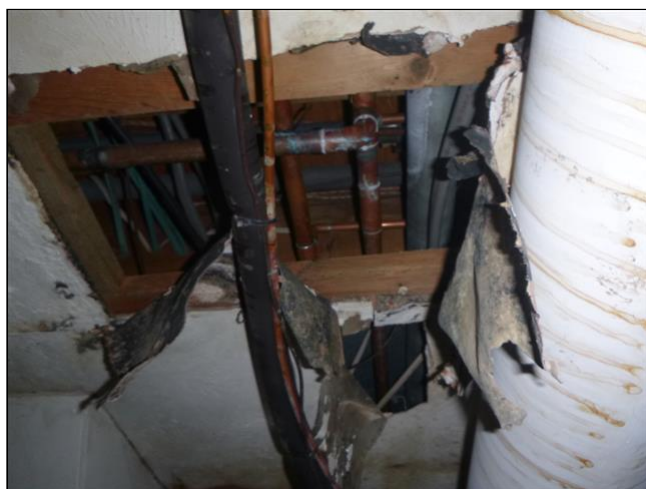
8.0 Item 8(Picture)



8.0 Item 9(Picture)



8.0 Item 10(Picture)



8.0 Item 11(Picture)

8.1 Walls

Inspected, Repair or Replace

Item 1(Picture) - Hole in wall with rotting wood from apparent leak at washing machine water lines.

Item 2(Picture) - Leak below windows in main floor living room has caused wallpaper to come loose and possible mold growth.

Item 3(Picture) - Hole in wall with rotten wood in basement caused by water leak.

Item 4(Picture) - Leak in basement has caused wallpaper to come loose and possible mold growth.

Item 5(Picture) - Leak in basement wall is discoloring wallpaper and will likely cause it to come loose and lead to possible mold growth.



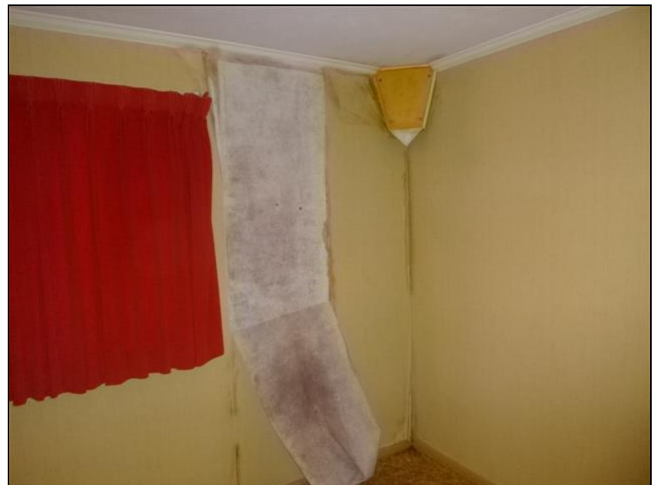
8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.1 Item 3(Picture)



8.1 Item 4(Picture)



8.1 Item 5(Picture)

8.2 Floors

Inspected, Repair or Replace

Item 1(Picture) - Rotten floor in upstairs bedroom caused by water leak in roof. Subfloor and joists are rotten.

Item 2(Picture) - Hole and rotten subfloor in laundry room at washing machine.

Item 3(Picture) - Rotten subfloor in den on main level caused by leak from upstairs bedroom.

Item 4(Picture) - Active leak in basement has caused pooling water to form on floor and flooring to come loose.



8.2 Item 1(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)



8.2 Item 4(Picture)

8.6 Windows (representative number)**Inspected, Repair or Replace**

Item 1(Picture) - Leak at upstairs bedroom window has caused early signs of rot and decomposition on window sill and frame.



8.6 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or

remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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